



POSTED: November 4, 2021

CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

**City of Warwick
Planning Board Meeting
Minutes
October 13, 2021**

Members Present: Benny Bergantino
Steve Catalano
Ashley Cullion
Kevin Flynn
Cynthia Gerlach
Michael Penta
Linda Polselli
Philip Slocum

Members Absent: NONE

Also in Attendance: Thomas Kravitz, Planning Director/Administrative Officer
Lidia Cruz-Abreu, Asst. Administrative Officer
Eric Hindinger, Engineering Project Manager
David Petrarca, Solicitor

Chairperson Slocum called the meeting to order at 6:00 p.m.

The August 2021 meeting minutes were presented for review and approval. A motion was made by Ms. Cullion, seconded by Mr. Penta, to approve the August 2021 Planning Board minutes, as amended. All in favor, with Mr. Flynn and Mr. Slocum abstaining.

A. Minor Subdivision, Replat of Woodlawn Plat, Preliminary Application

Location: New London Avenue & Canning Avenue
Assessor's Plat: 251
Assessor's Lots: 54, 55, 60, 61, & 62
Applicant: Pancarowicz Family Trust
Zoned: A-7-Residential
Area: 30,000 square feet
Ward: 8
Surveyor: Ocean State Planners, Inc.

Mr. Richard Bzdyra, PLS, Ocean State Planners, Inc.; represented the Applicant who was seeking a Preliminary Approval of a Minor Subdivision. The Applicant proposed to subdivide (6) six record lots to create (2) two record lots; (1) one 16,000 square foot lot with an existing single-family dwelling; and (1) one new 14,000 square foot lot for the development of a single-family dwelling; both lots meeting and exceeding the requirements of the A-7 Residential Zoning District.

Planning Department Findings

The Administrative Officer finds the proposal to be generally consistent with RIGL Section 45-23-30 *General Purposes of Land Development and Subdivision Review Ordinances, Regulations and Rules*, and Article 1 *Purposes and General Statements* of the City's Development Review Regulations, and Subdivision of Land, specifically, RIGL Sections 45-23-60, *Procedure – Required Findings*, as follows:

1. That the proposed development is generally consistent with the Comprehensive Community Plan 2033, which supports Residential land uses in the general area; the proposal is generally consistent with the existing neighborhood, which consists of other single-family dwelling parcels within the 200' radius, and:
 - Chapter 12 of the City of Warwick Comprehensive Plan, specifically, the section entitled “Future Land Use, Zoning and Urban Design: Goals and Policies,” which promotes developments “*that are safe, attractive, well-maintained and stable... ones designed to “protect... and support...existing residential neighborhoods;”*
 - It further promotes... “*Public and private development that meet high standards of design by ensuring that proposed new residential development is compatible with the character of the surrounding area...*”
2. That the Subdivision, as proposed, is consistent with the general guidelines of the City's Zoning Ordinance.
3. That the land for development is not within 200' of a wetland and has received RI Historic Preservation and Heritage Commission (RIHPHC) Approval, therefore there will be no significant negative environmental impacts from the proposed subdivision.
4. That the development, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
5. That the subdivision possesses frontage and lot width along New London Avenue and Canning Avenue and adequate access along New London Avenue.
6. That the development, as proposed, will have access to Municipal Sewer and Kent County Water.

Planning Department Recommendations

Planning Department recommendation is to grant Preliminary Approval, with Final Approval through the Administrative Officer, upon compliance with the following stipulations:

1. That the Applicant shall submit a Final Development Plan and Record Plat that shall comply with the Rules and Regulations for Professional Land Surveying in the State of RI; Effective November 25, 2015.
2. That the Applicant shall submit a Final Development Plan and a Record Plat that shall comply with Appendix B, Minor Subdivision/Land Development Application, of the Development Review Regulation governing Subdivisions, Land Development Projects, and Development Plan Review, Effective January 1, 1996; Amended January 01, 2000 and March 14, 2001.
3. That, prior to Final Submission, the Applicant/Developer shall coordinate with the City's Sewer Authority and Kent County Water regarding connection and locations shall be noted on the Final Plan for the proposed single-family dwelling noted on Parcel B.
4. That, prior to Final Submission, the Project Surveyor shall verify/confirm the location of the City/Town line.
5. That, prior to Final Submission, the Applicant/Developer shall coordinate with the Town of West Warwick regarding a "Roadway Alteration Permit" for the proposed "curb-cuts" along New London Avenue.
6. That, prior to Final Submission, the Applicant/Developer shall coordinate with the City's Tax Assessor regarding assessor lot number retention/assignment.
7. That the Final Development Plan shall note landscaping, that shall depict, at a minimum, but not be limited to:
 - That existing trees, not directly impacted by the proposed single-family dwelling or other required infrastructure, shall be preserved and protected. Dripline tree protection shall be installed prior to the commencement of construction.
 - That the Final Development Plan shall note (1) one 2"-2.5" deciduous shade tree for every 50' along New London Avenue for the existing and proposed lots. If due to construction constraints the Applicant is unable to install all required Landscaping, the Applicant/Developer shall pay a "Fee-in-Lieu" of Landscaping, prior to the Recording of the Record Plat.

8. That the Applicant shall submit Final Development Plans that shall note all stipulations and conditions.
9. That the City of Warwick Comprehensive Plan 2033, (Plan) Section 5, entitled “Parks, Open Space and Recreation” pgs. 5.13-5.16, Subsection, F, Recommendations Goal 2, calls to “preserve, maintain, and enhanced a broad range of neighborhood recreational facilities., in accordance with the aforementioned, the Applicant shall dedicate “Funds-In-Lieu of Open Space” equal to (1) one lot to the City of Warwick for Recreational District 6, prior to the recording of the Final Record Plat.
10. That, the Applicant shall provide an Improvement Guarantee, as a condition of the approval, equal to the installation value of the cost of landscaping and monumentation, prior to the recording of the Record Plat.
11. That, prior to the issuance of a Certificate of Occupancy, the Applicant shall install all Monumentation and Landscaping, as depicted on the Final Development Plan/Record Plat.

Mr. Catalano, seconded by Ms. Polselli, made a motion to adopt the Planning Department Findings and recommendations and to grant Preliminary Approval with Final Approval through the Administrative Officer, upon compliance with the aforementioned stipulations. All in favor, none opposed.

B. Major Land Development, Metro One Development, Pre-application

Location:	Metro Center Blvd and Kilvert Street
Assessor’s Plat:	278
Assessor’s Lots:	0145 and 0147
Applicant:	Emily Mitchel, A.R. Building Company, Inc., 310 Seven Fields Blvd., Suite 350, Seven Fields, PA
Zoned:	GI – General Industrial
Area:	21.79 acres
Ward:	3
Engineer:	DiPrete Engineering, Inc.

Mr. Jason Kambitsis, AR Building Co.; Mr. Brandon Carr, PE, DiPrete Engineering, Inc.; and Mr. Joe Lombardo, Planning Expert; presented a 260-unit, multi-story, multi-building apartment development that would require a zone change with extensive deviation/waivers; for a pre-application discussion, on the site of a previously approved office building. Mr. Carr indicated that the proposed parking was supported by the proximity to the train station.

Mr. Lombardo, indicated that modifying the zone to Office would allow for the existing land use category, noting that the future land use map would remain the same and the development would provide workforce housing in the area.

Mr. Kambitsis indicated that the area was a gateway to the rail/transit district and that the Applicant would be providing sidewalk along Kilvert Street to the Hillsgrove @ City Centre development.

The Board noted concerns relative to consistency to the Comprehensive Plan; the process for the zone change; significant density and parking concerns, the Board requested comparative density and parking in the City; building height; drainage; and contamination on-site. Board members also recommended the proposal of a bike lane and to take the abutting existing zoning into consideration.

Director's report presented.

Board members had a brief discussion regarding training opportunities.

Mr. Flynn, seconded by Mr. Catalano and Ms. Polselli, made a motion to adjourn at 7:31 pm. All in favor, none opposed.